Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes August 10, 2012

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 10, 2012, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Merrigan, Perrus, Reveal, Shively, Thao, Wang, Wencl; and

Present:

Messrs. Connolly, Edgerton, Gelgelu, Lindeke, Ochs, Oliver, Schertler,

Spaulding, and Ward.

Commissioners

Mmes. *Noecker, *Porter, and Messrs. *Nelson, *Wickiser.

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director; Lucy Thompson, Patricia James, Kate

Reilly, Christina Morrison, Mary Matze and Sonja Butler, Department of

Planning and Economic Development staff.

I. Approval of minutes June 29, 2012.

<u>MOTION</u>: Commissioner Reveal moved approval of the minutes of June 29, 2012. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Wencl announced that five commissioners had attended the recent Mississippi Watershed Management Organization tour and it was very informative. She had been on the Saint Paul portion about 2 ½ years ago and this was an interesting update on the Minneapolis side of the river. They were not able to get up to the Coon Rapids dam area, because the water level was low, but it was very interesting and she thinks that they all learned something and it was a beautiful night to do that.

III. Planning Director's Announcements

Donna Drummond reported that the City Council approved a resolution asking the Planning Commission to do a West Grand Avenue Zoning Study, to look at zoning on Grand Avenue between Cretin and Fairview. This is in partial response to the student apartment development at Grand and Finn. There is also a moratorium attached to the zoning study, but anything that has received site plan approval already is exempt.

A summary of the Urban Land Institute's Navigating the New Normal workshop session was distributed, which City Councilmembers and some of the Commissioners attended on July 17th. It's a summary from ULI about the major points that were made at that session about the future of development opportunities in Saint Paul. She invited any of the commissioners who would like a

recording of the session to let her know.

Finally, the Volunteers of America's conditional use permit that was approved by the Planning Commission for 1394 Jackson was appealed by the District 6 Planning Council. The appeal was granted so the conditional use permit was denied.

IV. Zoning Committee

STAFF SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

Five items to come before the Site Plan Review Committee on Tuesday, August 14, 2012:

- Remo Convenience Store, pump relocation at 1200 Rice Street.
- Bang Brewery, new micro brewery building at 2320 Capp Road.
- Form A Feed Fertilizer Facility, new storage building with overhead conveyor to river dock at 637 Barge Channel Road.
- Treacy Car Wash, demo building and build 3,000 sq. ft. car wash and parking lot at 1588 Energy Park Drive.
- Schmidt Bottling Warehouse Annex, parking lot and building reconstruction at 888 7th Street West

OLD BUSINESS

#12-065-215 Providence Development LLC – Enlargement of the upper two units of a nonconforming 4-plex into unfinished attic space. 890 Goodrich Avenue between Victoria and Milton. (Mary Matze, 651/266-6708)

<u>MOTION</u>: Commissioner Reveal moved the Zoning Committee's recommendation to deny the enlargement of the upper two units of the nonconforming 4-plex at 890-892 Goodrich. The motion carried unanimously on a voice vote.

NEW BUSINESS

#12-079-791 Juliette Cherbuliez – Establishment of legal nonconforming status as a duplex. 2343 Carter Avenue between Gordon and Keston. (Mary Matze, 651/266-6708)

<u>MOTION</u>: Commissioner Reveal moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

#12-083-282 Pastor Irene Stockett – Conditional Use Permit for transitional housing with up to 6 residents, including the owner. 1093 Edgerton Street between Jessamine and Magnolia. (Kate Reilly, 651/266-6618)

Commissioner Reveal announced that this case has been withdrawn by the applicant.

Commissioner Reveal announced that the next Zoning Committee meeting on Thursday, August 16, 2012 has been cancelled.

V. Comprehensive Planning Committee

<u>Great River Passage Master Plan</u> – Recommendation to release for public review and set public hearing for September 21, 2012. (*Lucy Thompson*, 651/266-6578)

Lucy Thompson, PED staff, gave background on the Great River Passage Master Plan, including planning precedents; key principles guiding the vision, goals and objectives; the planning process; previous action by the Saint Paul Parks and Recreation Commission; and the Planning Commission's role in adoption of appropriate sections of the Master Plan as an amendment to the Saint Paul Comprehensive Plan. The full Master Plan, which includes recommendations on specific projects (with budgets assigned), on-going funding and administrative changes in the Parks and Recreation Department to oversee implementation of the Plan, has also been recommended by the Parks Commission to the Mayor and City Council. The essential idea is that all of the land along the Mississippi River in Saint Paul is one great river park, branded as the Great River Passage. Building out the Great River Passage system as a connected series of individual park spaces, and designing them to be amenities for adjacent private development is at the heart of the Master Plan.

Commissioner Ochs asked how is this going to be pulled into the Comprehensive Plan, because he is not familiar with the parameters and how they make changes to the Comprehensive Plan.

Ms. Thompson stated that it is important to have some portion of the larger Great River Passage Master Plan as part of the official Comprehensive Plan so that it can guide public and private investment in the Great River Passage. The Planning Commission should be reviewing the vision, goals and objectives of the GRP Plan in light of their consistency with the Comprehensive Plan. If there are inconsistencies, the Commission may recommend amending either the GRP Comprehensive Plan or the relevant existing Comprehensive Plan language to achieve consistency.

Commissioner Ochs said that he believes there are differences between the Comprehensive Plan and the Great River Passage (GRP) document regarding, for example, the loss of industrial space along the river.

Ms. Thompson said that the general concept in the Great River Passage document is to retain industrial uses that require a river location; this is consistent with the Mississippi River Corridor Plan chapter of the Comprehensive Plan. However, if there are locations where the Commission believes this goal is not being followed, it should comment.

Commissioner Edgerton said the principles "more urban" and "more natural" can conflict, and asked how the GRP document balances these two principles.

Ms. Thompson said that is the basic philosophy to balance them. As you look at the goals and objectives for each reach, you will see that one or the other principle tends to dominate. For example, in the Gorge Reach, the goals and objectives emphasize "more natural," since it is a

largely undisturbed landscape. In the Downtown Reach, on the other hand, which is already highly urbanized, the goals and strategies emphasize "more urban."

Commissioner Schertler asked whether a specific park improvement proposal would have to come back through the Planning Commission. As he understands the document, these are conceptual plans for improvements to parks within the Passage, and approving the Comprehensive Plan amendment does not automatically approve specific projects.

Ms. Thompson replied that, generally, Parks projects do not come to the Planning Commission. They go through typical site plan review, where conformance with the Comprehensive Plan is considered. However, the Planning Commission, a district council or other party can always request that the Planning Commission review a site plan, which would bring it back before the Commission.

Commissioner Schertler noted that the document recommends improvements on private property – e.g. the Island Station site – that may be in conflict with what a private property owner intends. The Comprehensive Plan could be amended to reflect a different future use than that proposed in the GRP amendment.

Ms. Thompson responded that this situation is not unlike any other plan, where the City plans for land it does not own. If the existing property owner wants to do something different with the site, the Planning Commission would have to consider the options at the time an alternative proposal comes forward.

MOTION: Commissioner Merrigan moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on September 21, 2012. The motion carried unanimously on a voice vote.

Commissioner Merrigan announced the next Comprehensive Planning Committee meeting on Tuesday, August 21, 2012 is cancelled.

VI. Neighborhood Planning Committee

Near East Side Roadmap and Near East Side Rezoning Study – Approve resolution recommending to the Mayor and City Council adoption of the Roadmap and approval of the proposed property rezoning. (Kate Reilly, 651/266-6618)

Commissioner Oliver noted that the City Council did approve a \$500,000 STAR Grant for the group that is working to implement this roadmap. They received the grant and everyone is very excited about it.

<u>MOTION</u>: Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council for adoption of the Roadmap and approval of the proposed property rezoning. The motion carried unanimously on a voice vote.

Commissioner Oliver announced the items on the agenda for the next Neighborhood Planning Committee meeting on Wednesday, August 15, 2012.

VII. Transportation Committee

<u>District 1 Transportation Plan</u> – Approve resolution recommending to the Mayor and City Council adoption of this amendment to the District 1 Plan. (Christina Morrison, 651/266-6546)

Commissioner Spaulding reported that the Transportation Committee met and reviewed the plan. He noted that the public hearing was held in June, and that there was one letter of support from the District 1 Community Council.

<u>MOTION</u>: Commissioner Spaulding moved on behalf of the Transportation Committee to recommend approval of the resolution and forward to the Mayor and City Council for adoption of this amendment to the District 1 Plan. The motion carried unanimously on a voice vote.

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, August 13, 2012.

VIII. Communications Committee

Commissioner Thao had no report.

IX. Task Force Reports

Commissioner Schertler announced that the Ford Site Planning Task Force will be meeting Monday, August 13, 2012 at 6:30 p.m. in the Gloria Dei Lutheran Church located at 700 Snelling Avenue South, Saint Paul. The agenda item is a report from the Ford Zoning Study consultants on research and preliminary findings regarding zoning tools.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:16 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul Respectfully submitted,

Approved August 24, 2012

(Date)

Donna Drummond

Planning Director

Daniel Ward, II

Secretary of the Planning Commission

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